

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 07/02/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 5, 2006 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's Instrument No. 2006000427 with John Walter Keith and Debra Kay Keith (grantor(s)) and Heritage Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John Walter Keith and Debra Kay Keith, securing the payment of the indebtedness in the original amount of \$125,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold.

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.725 ACRES SITUATED IN THE LIBERTY TOWN NORTH LEAGUE, ABSTRACT 356, LIBERTY COUNTY, TEXAS AND BEING ALL OF LOT 10 AND PART OF LOT 1 AND 2 BLOCK 2, HARMONY HILLS, A SUBDIVISION IN LIBERTY COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 91 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.725 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE SOUTH LINE OF SAID LOT 10 WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT A 1/2 IRON ROD, FOUND, IN THE EAST RIGHT-OF-WAY LINE OF SLOVER DRIVE, THE EAST LINE OF SAID LOT 1, THE NORTHWEST CORNER OF A 0.75 ACRE TRACT OF LAND CONVEYED TO KENT ZARUBA AND WIFE, JUANITA ZARUBA RECORDED BY DEED IN VOLUME 1070, PAGE 205 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

at 11:45 FILED o'clock R M



4695011

MAY 30 2019

LEE M. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *J. Am* DEPUTY

THENCE, N 29°23'51" W (CALLED N 29°31'00" W), ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SLOVER DRIVE AND THE WEST LINE OF SAID LOT 1. AT 45.02 FEET PASS A 1/2" IRON ROD, FOUND, BEING THE COMMON WESTERLY LOT CORNER OF SAID LOT 1 AND 10, IN ALL A TOTAL DISTANCE OF 145.01 FEET ALONG THE WEST LINE OF SAID LOT 10 TO A 1/2" IRON ROD, FOUND, BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 2, THE NORTHWEST CORNER OF SAID LOT 10 AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N 60°27'15" E, ALONG THE COMMON LOT LINE OF SAID LOT 9 AND 10, A DISTANCE OF 204.48 FEET (CALLED N 60°29'00" E- 205.00') TO A 1/2" IRON ROD, FOUND, IN THE WEST LINE OF LOT 8 OF SAID BLOCK 2, THE COMMON EASTERLY LOT CORNER OF SAID LOT 9 AND 10 AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 39°54'00" E, ALONG THE COMMON LOT LINE OF SAID LOT 8 AND 10, AT 101.76 FEET TO A 1/2" IRON ROD, FOUND BEING THE EASTERLY COMMON LOT CORNER OF SAID LOT 10 AND 2, IN ALL A TOTAL DISTANCE OF 147.34 FEET TO A 1/2" IRON ROD, FOUND, BEING THE NORTHEAST CORNER OF SAID 0.75 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 60°26'15" W (CALLED S 60°29'00" W), ALONG THE NORTH LINE OF SAID 0.75 ACRES, A DISTANCE OF 231.34 TO THE "POINT OF BEGINNING" AND CONTAINING 0.725 ACRES OF LAND MORE OR LESS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon whose address is 1 Mauchly, Irvine, CA 92618. Substitute Trustee to act under and by virtue of said Deed of Trust.

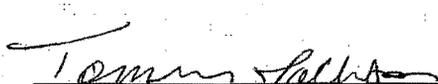
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

05/24/2019
Executed on



James E. Albertelli, P.A.
Cory Jacocks
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

5.30.19
Executed on



Tommy Jackson
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon whose address is 1 Mauchly, Irvine, CA 92618

CERTIFICATE OF POSTING

My name is Tommy Jackson and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5.30.19 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 5.30.19

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
WHITMIRE, MARVIN
23660 HIGHWAY 146 NORTH, CLEVELAND, TX 77327

CONVENTIONAL
Firm File Number: 19-032027

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 22, 2009, MARVIN WHITMIRE, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to JERRY PATTERSON, as Trustee, the Real Estate hereinafter described, to VETERANS LAND BOARD OF THE STATE OF TEXAS in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009007345, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

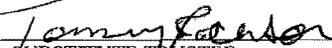
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Liberty** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Liberty, State of Texas:

SEE EXHIBIT "A"

Property Address: 23660 HIGHWAY 146 NORTH
CLEVELAND, TX 77327
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Tiffany Beggs, Margie
Allen, Kyle Barclay or Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

FILED
at 11:45 o'clock A M

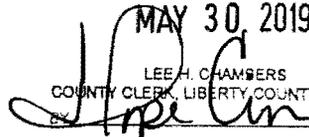
MAY 30, 2019
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
 DEPUTY

EXHIBIT "A"

FIELD NOTES OF A TRACT OF LAND CONTAINING 2.927 ACRES SITUATED IN THE MANUEL DE LOS SANTOS COY, ABSTRACT 16, LIBERTY COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO BETTY BURRESS BROWN RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO (S) 2006001077 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS SAID 2.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

NOTE THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT

BEGINNING at a 1/2" capped iron rod marked GSHIPMAN #1777, found, in the east right-of-way line of said Highway 146, being the northwest corner of a 2.6593 acre tract of land conveyed to James M. Burress recorded by deed in Volume 751, Page 469 of the Deed Records of said County, for the southwest corner and "Point of Beginning" of the herein described tract,

THENCE, North 05°07'00" West, along the east right-of-way line of said Highway 146, a distance of 43.66 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, being the southwest corner of a 4.517 acre tract of land conveyed to Charles R. Burress recorded by deed in Liberty County Clerk's File No (s) 2006001077 of the Official Public Records of said County and for the northwest corner of the herein described tract,

THENCE, North 68°10'12" East, along the south line of said 4.517 acres, a distance of 408.01 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, being an angle point in the south line of said 4.517 acres and for an angle point in the north line of the herein described tract,

THENCE, South 16°52'40" East, along the south line of said 4.517 acres, a distance of 10.00 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, being an angle point in the south line of said 4.517 acres and for an angle point in the north line of the herein described tract,

THENCE, South 71°13'44" East, along the south line of said 4.517 acres, a distance of 166.28 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, being an angle point in the south line of said 4.517 acres and for an angle point in the north line of the herein described tract,

THENCE, North 36°56'54" East, along the south line of said 4.517 acres, a distance of 181.39 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, being an angle point in the south line of said 4.517 acres and for an angle point in the north line of the herein described tract,

THENCE, North 07°05'00" East, along the south line of said 4.517 acres, a distance of 184.11 feet to a 1/2" capped iron rod marked GSHIPMAN #1777, found, in the most westerly south line of a 3118.6 acre tract of land conveyed to Red Town Timberlands, LP recorded by deed in Liberty County Clerk's File No (s) 2003009250-52 of the Official Public Records of said County, being the northeast corner of said 4.517 acres and for an angle point in the north line of the herein described tract,

THENCE, South 79°25'51" East, along the south line of said 3118.6 acres, a distance of 223.25 feet to a 4" X 4" concrete monument with a brass cap marked "Kurby", found, being an angle point in said 3118.6 acres and for the northeast corner of the herein described tract,

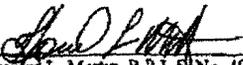
EXHIBIT A

Pg 1082

THENCE, South 10°44'01" West, along an interior line of said 3118.6 acres, a distance of 304.79 feet to a 1/2" capped iron rod marked GHSHPMAN #1777, found, being the northeast corner of said James Burress 2.6595 acres and for the southeast corner of the herein described tract,

THENCE, South 83°04'19" West, along the north line of said 2.6595 acres, a distance of 594.79 feet to a utility pole, being an angle point in the north line of said 2.6595 acres and for an angle point in the south line of the herein described tract,

THENCE, South 78°43'59" West, along the north line of said 2.6595 acres, a distance of 243.88 feet to the "Point of Beginning" and containing 2.927 acres of land

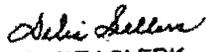

Howard L. Martin, R.P.L.S. No. 4078
State of Texas



Job No. WHITMIRE
06/04/09
sk

STATE OF TEXAS
COUNTY OF LIBERTY)
I, Delia Sellers, hereby certify that this instrument is FILED in the number
sequence on the date and at the time stamped hereon by me, and was duly
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas, as Stamped hereon by me on

JUN 24 2009


DELIA SELLERS
COUNTY CLERK
LIBERTY COUNTY, TEXAS

OFFICIAL RECORDS
LIBERTY COUNTY
DELIA SELLERS
COUNTY CLERK
RECORDING FEE \$43.00
2009007345
06/24/2009 09:51 AM 9 PGS
ACCESSNA, DC Receipt #009384

EXHIBIT A

Pg 2002

Description: Liberty, TX Document - Year.DocID 2009.7345 Page: 9 of 9
Order: 2 Comment: